

Planning Division  
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July 17, 2023

Randy Bauer  
Clayton Properties Group II  
4908 Tower Road  
Denver, CO 80249

**Re: Initial Submission Review: Prairie Point Site Plan No 3 (Kings Point North) – Site Plan and Plat**  
**Application Number:** DA-1609-26  
**Case Numbers:** 2023-4009-00; 2023-3026-00

Dear Mr. Bauer:

Thank you for your initial submission, which we started to process on June 22<sup>nd</sup>, 2023. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before August 4<sup>th</sup>, 2023.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

Your estimated Planning Commission Hearing date is tentatively set for September 13<sup>th</sup>, 2023. Please remember that all abutter notices and site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility, and the lack of proper notification will cause your hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at (303) 739-7132 or [egates@auroragov.org](mailto:egates@auroragov.org).

Sincerely,

Erik Gates  
Planner

cc: Layla Rosales, Terracina Design  
Cesarina Dancy, ODA  
Filed: K:\SDA\1600-1699\1609-26rev1



## *Initial Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Outstanding fees totaling **\$55,796.10** are due prior to the next review submission.
- More fencing detail is needed as well as potentially increased setbacks. [Planning]
- Why are some Tracts within this site plan area proposed to be installed with the Golf Course and not this CSP application? [Landscaping]
- Public streets shall have public streetlights in conformance with COA standards. Additional information is requested in relation to this. [Civil Engineering]
- There are a number of missing ped ramps and crosswalks that need to be added. Mailbox locations need to be shown as well. [Traffic Engineering]
- A second point of emergency access is required for the north cul-de-sac at the end of street H. [Fire/Life Safety]
- Depict the existing easement, as shown on the ISPs, and indicate that the easements will be vacated once ROW is available. [Aurora Water]
- Storm Drainage Development Fees totaling **\$107,974.51** have yet to be paid. [TAPS]
- Numerous labeling and numbering corrections were identified. See the site plan and plat for the **full** redline comments. [Land Development Review]
- Please see the reviews and attached review letters from outside agencies. [Xcel Energy, E-470 Public Highway Authority, Cherry Creek School District]

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments, and Concerns**

- 1A. No community comments were received on this review cycle.

#### **2. Completeness and Clarity of the Application**

- 2A. Outstanding fees totaling **\$55,796.10** are due in prior to the City accepting the next review submission.  
[Narrative]
- 2B. Please directly address each of the Criteria for Approval Major Adjustments found in Section 146-5.4.4.D.3 of the UDO.  
[Site Plan Page 1]
- 2C. A brief description of the adjustment, with a reference to the code section that relief is being requested from, needs to be included on this cover sheet. List the number of double-fronted lots as well.
- 2D. Add a north arrow to the vicinity map.  
[Landscape Plan Page 1]
- 2E. Tract labels do not match between the site plan and landscape plans. I have highlighted the tracts on this key map that differ between the two. Please make sure all labels match in the next submittal.  
[Plat Page 3]
- 2F. Tract names should match between the site plan, landscape plan, and plat. See similar comment on the landscape plans.

#### **3. Zoning and Land Use Comments**

- [Site Plan Page 1]
- 3A. In the data table please provide the land area and proposed number of units per planning area in the Master Plan. This site plan covers PA-14 – PA-19
- 3B. The hard surface and landscape numbers in the data table need to be included.
- 3C. Per the rezone approved at first reading at City Council on June 28th, this entire site appears to be in the R-1 zone district.



#### **4. Pedestrian and Connectivity Issues**

[Landscape Plan Page 1]

- 4A. A pedestrian path is encouraged through Tracts E, M, P, & T on the Landscape Plan to provide further connectivity throughout the neighborhoods.

#### **5. Parking Issues**

- 5A. There were no Parking Issues identified on this review.

#### **6. Architectural and Urban Design Issues**

[Site Plan Page 3]

- 6A. A 5 ft side setback is only allowed for residential uses with a side not abutting a public street. In the R-1 district adjacent to a local street, a 12.5 ft side setback is required. Adjacent to a collector or arterial street, a 20 ft side setback is required. Please update as appropriate.

[Site Plan Page 4]

- 6B. Make a note or show that side setbacks are 12.5 ft adjacent to a local street and 20 ft adjacent to a collector street.

[Landscape Plan Page 23]

- 6C. A number of retaining walls are shown on the site plan as well, please provide a detail for their design.

[Landscape Plan Page 26]

- 6D. If individual lot fencing is different than the open space fencing, a detail of lot fencing will need to be provided as well.

[Landscape Plan Pages 27-29]

- 6E. What is the height of this fence? An 18 in setback from the sidewalk on corner lots is only allowed for 42 in max height fences. Otherwise, an up to 6 ft fence may be used, but it must be set back 4 ft from the back of the walk.

#### **7. Signage Issues**

[Site Plan Page 1]

- 7A. Advisory: If monument signage ends up being proposed, the area of such signage will need to be included in a data table.

#### **8. Landscaping (Tammy Cook / 954-266-6488 / [tdcook@auroragov.org](mailto:tdcook@auroragov.org) / Comments in bright teal)**

[Narrative]

- 8A. This is not a complete adjustment request since this is just meeting the UDO requirements. An adjustment is required to offer mitigating measures to offset the adjustment request. Any time the rear lots of single-family residential homes abut a street, a 20' wide buffer is required. What are the mitigating measures in excess of code requirements being offered to offset the double frontage lots? Upsized plant material, increased quantities? This is applicable to the rear lots of homes in tract F, P and U.

[Landscape Plan Page 2]

- 8B. Add a note here that reads " Please provide a note at the bottom of the table stating why the street trees are not being met."
- 8C. What's the asterisk referring to? If one of the notes at the bottom, then add the asterisk at the bottom of Change Table Label to "Street Frontage Buffer Requirements".
- 8D. Tract J is deficient on the provided shrubs. Additional shrubs shall be shown on the planting plans.
- 8E. For Tract F: Per UDO – 1 tree & 10 shrubs per 40LF. = For 327' -8 trees (50% evergreen) & 82 shrubs required.
- 8F. Also add in parenthesis "E. Prairie Point Drive".
- 8G. For Tract J, also add in parenthesis East Prairie Point Drive.
- 8H. For Tract J: Per UDO – 1 tree & 10 shrubs per 40 LF. = For 1182 LF = 30 trees (50% evergreen) & 300 shrubs required.
- 8I. For Tract P: Per UDO – 1 tree & 10 shrubs per 40 LF. = For 1698 LF = 42 trees (50% evergreen) & 425 shrubs required.



- 8J. Include Tract I, provide the Future Water Tank, and include the requirements for the landscaping for this Tract as well as the required planting on the Planting Plans.
- 8K. These requirements are more restrictive than the street frontage buffer requirements within the UDO. If these requirements are to provide mitigation measures due to the adjustment request, please provide this explanation in the LOI, on the Cover Sheet and on the Landscape Sheets to explain this.
- 8L. Add note here which reads: Where curbside landscaping occurs in front of the individual lots, refer to the lot typicals and planting requirements on Sheets 63 through 68.
- 8M. Why do Tract V & W not have the requirements noted if all of these other Tracts noted below are also being installed as part of the Golf Course?
- 8N. Compare the Civil Street names and Tract Letters with the Landscape Sheets, as there seem to be some discrepancies.
- 8O. Should this just read "the requirement is as noted in the table above?"
- 8P. These grass seed mixtures and what is specified or listed in the legend on each sheet do not match.
- 8Q. Update this note to reflect the note that has been included on the Cover Sheet of the Site Plan submittal.
- The developer, his successors and assigns, shall be responsible for installation, maintenance and replacement for all landscaping materials shown or indicated on the approved Site Plan or Landscape Plan on file in the Planning Department. All landscaping within the right of way, including curbside landscape, will be installed as delineated on the plan prior to final acceptance of the accompanying road, landscaping will be installed within the Tracts and detention ponds as delineated on the plan concurrent with adjacent filing.
- 8R. Why are these tracts being landscaped in connection with the Golf Course and not part of this CSP application?
- 8S. The abbreviation for the 5-gallon grasses vs. the 1-gallon grasses should be different. A note at the bottom of the table will not suffice.
- 8T. This hatch does not coincide with any of the native seed hatches in the legends on each sheet.
- 8U. This is ok, but the plant schedule should reflect a different abbreviation for any grasses that are being specified as 5-gallon versus those that are being specified as 1 gallon.
- [Landscape Plan Page 3]
- 8V. Include the grading on all landscape plan sheets.
- 8W. Make sure the title/ seed grass mixes coincide with what is listed on Sheet 40 or LN.1.
- 8X. If there are detention ponds in any of the tracts, include the ponds and if those were previously landscaped with a separate Case Number, please indicate those Case Numbers.
- 8Y. For the irrigation for the native grasses, please specify if this will be temporary irrigation.
- [Landscape Plan Page 4]
- 8Z. Provide some evergreen trees behind this lot per the UDO requirements for the street frontage buffer.
- 8AA. Include the edger on the planting plans.
- [Landscape Plan Page 6]
- 8BB. Note existing trees to be protected, refer to Tree Disposition Plans.
- 8CC. Please label what this is.
- [Landscape Plan Page 7]
- 8DD. Where is the landscaping for this tract? Show the future Water Tank, if the landscaping is part of a different CSP, show it and gray back the landscaping that was provided for it and reference the Case Number where the landscaping can be found.
- 8EE. Label and dimension street frontage landscape buffer. Per the Letter of Introduction, street frontage buffers will only be provided where there are double frontage lots.
- [Landscape Plan Page 8]
- 8FF. Note tree to be protected, refer to Tree Disposition Plans.
- 8GG. Include the edger on the planting plans.
- [Landscape Plan Page 10]
- 8HH. Include the edger on the planting plans.
- 8II. Please label what this is.
- 8JJ. Note tree to be protected, refer to Tree Disposition Plans.
- [Landscape Plan Page 12]



8KK. Remove this tract designation as this is a lot.

[Landscape Plan Page 14]

8LL. Label and dimension the street frontage buffer.

8MM. Include the edger on the planting plans.

[Landscape Plan Page 15]

8NN. Label and dimension the street frontage landscape buffer. Per the UDO, street frontage buffers are measured from the flow line when rear lots abut streets.

[Landscape Plan Page 16]

8OO. Label and dimension the 40' Rec. Easement.

[Landscape Plan Page 17]

8PP. If this landscape is to be installed as part of another project, provide the name and CN#.

[Landscape Plan Page 18]

8QQ. If this landscape is to be installed as part of another project, provide the name and CN#.

[Landscape Plan Page 19]

8RR. Label and dimension the street frontage landscape buffer.

[Landscape Plan Page 25]

8SS. Having this information shown below the typical planting would be preferred. The curbside landscaping should also be shown with the typical unit.

8TT. A special landscape feature has not been noted on each typical. While the side yard landscaping has been included on the typicals, the requirements have not been included in the descriptions on this sheet. Please update.

8UU. Please reorganize the sheet order and have these lot typicals and descriptions follow Sheet 58.

[Landscape Plan Page 26]

8VV. Refer to Sheet 63 for front yard Plant List.

8WW. For all Typicals: Provide more than one boulder on each lot for the yard feature.

8XX. Label the dimension for the utility easements and sidewalk.

8YY. Provide a scale for each typical or list NTS.

8ZZ. Align the Typical yard landscape requirements (from previous sheet) under each lot typical.

## **9. Addressing (Phil Turner / 303-739-7357 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))**

9A. Please submit preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing, and preliminary GIS analysis. Include the following layers as a minimum:

- Parcels
- Street lines
- Building footprints (If available)

Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version.

Please eliminate any line work outside of the target area. More information can be found at:

<https://auroragov.org/CADtoGISstandards> OR by contacting [CADGIS@auroragov.org](mailto:CADGIS@auroragov.org).

## **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

### **10. Civil Engineering (Julie Bingham / 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)**

[Site Plan Page 1]

10A. This site plan will not be approved until the ISPs showing required infrastructure are approved.

[Site Plan Page 2]

10B. This note does not appear to apply to this project.

10C. This note does not apply to this project.

10D. Please add the following note: "The Infrastructure Site Plan (ISP) and civil plans for the associated infrastructure must be approved prior to the issuance of building permits. Construction shown on the civil plans for the ISP for associated infrastructure must be initially accepted by the City prior to the issuance of



Temporary Certificate of Occupancy (TCO) or Certificate of Occupancy (C) per the approved Public Improvement Plan."

[Site Plan Page 4]

10E. If this street section is not proposed as part of this site plan, please remove it.

10F. Public streets shall have public streetlights in conformance with COA standards. For each street type, identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual: - Roadway Classification (typical section name) - Adjacent Land Use Category (i.e., TOD), as applicable - Number of lanes - Back-to-back curb width - Pedestrian Activity Level - Pavement Type: R3, for all lighting calculations This information (if it's not already shown) can be added to the street sections provided if desired.

[Site Plan Page 5]

10G. If this cul de sac length is approved by Fire and Life Safety, the secondary emergency access shall contain a connecting pedestrian path and comply with all life safety requirements per section 4.04.1.05 of the Roadway Manual.

[Site Plan Page 8]

10H. The minimum radius for a local street is 250' per section 4.04.4 in the Roadway Manual.

10I. Please remove all cross pans from the site plan. This is a new standard comment with site plans. The locations and design of cross pans will be reviewed and approved through the civil plans. (typical)

10J. Add radius label for the FL of the cul de sac.

10K. Add FL radii for the eyebrows of the streets, typical.

[Site Plan Page 9]

10L. Remove this ramp.

[Site Plan Page 10]

10M. The minimum radius for a local street is 250' per section 4.04.4 in the Roadway Manual.

10N. Remove this ramp.

10O. Remove this ramp.

10P. Show the curb ramps at the curb cuts, typical.

[Site Plan Page 11]

10Q. Remove this ramp.

10R. Show/label the sidewalk easement for the sidewalk. (typical all sheets)

[Site Plan Page 12]

10S. Show where the sidewalk is from the ISP. A sidewalk easement may be required to encompass the proposed sidewalk outside of the ROW. If one has already been dedicated, show/label it on this site plan.

[Site Plan Page 16]

10T. Add note: "The minimum slope for concrete is 0.5%, the minimum slope for asphalt is 1%, and the minimum slope in unpaved areas is 2%."

[Site Plan Page 17]

10U. Max slope of 3% for 100' as a local street approaches a collector street per Section 4.05.4 of the Roadway Manual.

[Site Plan Page 18]

10V. Identify the material of the proposed walls, provide a typical section. Label the max height or height range of the retaining wall. Max 4' in residential areas per Section 4.02.7.04 of the Roadway Manual. Railing is required for walls over 30". (Comments typical for all walls)

10W. Structural calcs may be required with the civil plans in conformance with section 4.02.7.03.3.1 of the Roadway Manual.

[Site Plan Page 19]

10X. Max slope of 3% for 100' as a local street approaches a collector street per Section 4.05.4 of the Roadway Manual.

10Y. Label the max height or height range of the retaining wall. Max 4' in residential areas per Section 4.02.7.04 of the Roadway Manual.

[Site Plan Page 20]





- 10Z. Max slope of 3% for 100' as a local street approaches a collector street per Section 4.05.4 of the Roadway Manual.
- 10AA. Label the max height or height range of the retaining wall. Max 4' in residential areas per Section 4.02.7.04 of the Roadway Manual.
- [Site Plan Page 22]
- 10BB. Max 3:1 slopes, typical.
- [Site Plan Page 25]
- 10CC. Is this emergency access proposed with a different plan set?

**11. Traffic Engineering (Steven Gomez / 303-739-7336 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in amber)**

[Site Plan Page 1]

- 11A. The traffic memo says 236 buildings.
- 11B. These lot/tract/row numbers don't line up with narrative.
- 11C. Plans shall be consistent with Prairie Point aka Kings Point North-East ISP package.

[Site Plan Page 5]

- 11D. The master TIS called this Kings Point Dr.

[Site Plan Page 7]

- 11E. Remove this ramp. [2 comments]
- 11F. Seems like proposed curb returns are redoing existing ones - make sure existing curb ramps are addressed in this. Missing curb ramps for crossing Street A. Add crosswalk striping.
- 11G. Not seeing any indication of where mailboxes are being placed - add to plan and legend.
- 11H. In coordination with any Postal Service requirements, mail kiosks shall be located: Outside of sight triangles as defined by COA Roadway Manual, standard TE-13 Outside of the influence area (including traffic queues) for a controlled intersection (stop-controlled, signal controlled, or otherwise) A minimum of 30' away from stop signs (for stop sign visibility) A maximum of 50' away from curb ramp crossings (curb ramps to be located on both sides of roadway) Preferred location for mail kiosks is on side lots or other common areas for a neighborhood, and while meeting the above criteria, to avoid conflicts with mail kiosk traffic and specific homeowner ingress/egress The United States Postal Service (USPS) must be included in the final determination for placement of mail kiosk within your site, what equipment is USPS approved and what is not. Please contact the USPS Growth Coordinator @ 303-853-6994.

[Site Plan Page 9]

- 11I. Add E-W ped ramps and crosswalk striping here.
- 11J. Align these ramps.
- 11K. Remove this ramp.

[Site Plan Page 10]

- 11L. Add E-W ped ramps and crosswalk striping.
- 11M. Remove this ramp.

[Site Plan Page 11]

- 11N. Add E-W ped ramps and crosswalk striping.
- 11O. Add crosswalk striping and crosswalk signs.
- 11P. Remove this ramp.

[Site Plan Page 12]

- 11Q. Add ped ramps on Street H and crosswalk striping.

[Site Plan Page 37]

- 11R. Add size.
- 11S. If utility vehicles will use this easement add sign E.
- 11T. Show RRFB and associated signs. [2 comments]

[Site Plan Page 28]

- 11U. Add warning signs for cart crossing.

[Landscape Plan Page 3]

- 11V. Add sight triangles at all intersections including public ROW and add to legend.

[Traffic Conformance Letter Page 1]



- 11W. The site plan narrative says 235 units.
- 11X. PA 15 appears to just be for a water tank - adjust description accordingly.
- 11Y. Label cut off.
- 11Z. Include a site map that's more zoomed in so it is clear where the site is located in relation to the streets mentioned in this sentence and the next paragraph.
- 11AA. Label E-470.
- [Traffic Conformance Letter Page 2]
- 11BB. Is this what the site plan is calling E Prairie Point Dr? Also, this road isn't called out in Fig 2 to demonstrate access discussed.

**12. Fire / Life Safety** (Richard Tenorio / 303-739-7628 / [rtenorio@auroragov.org](mailto:rtenorio@auroragov.org) / Comments in blue)

[Site Plan Pages 5, 15, & 35]

- 12A. Per Pre-App Notes, it was noted that: 1) A 2nd means of emergency access is required from the north. 2) The access would need to be granted by agreement from Chenango through the neighborhood to the northwest is in the City of Centennial. 3) Ensure the access road was of an approved road base capable of supporting the imposed load of an 85,000 pound fire apparatus. 4) Provide the access road with roll over curbs at both ends. 5) Install access control gates or bollards with Knox hardware. 6) Verify the compliance with IFC Section 503.2.1, 503.2.3, 503.5, and 503.6.
- 12B. The applicant shall provide a looped water supply to ensure service to the fire hydrants along the 2000-foot long dead-end cul-de-sac as shown on Sheet 35 - Utility Plan.

**13. Aurora Water** (Nina Khanzadeh / 720-859-4365 / [nkhanzad@auroragov.org](mailto:nkhanzad@auroragov.org) / Comments in red)

[Site Plan Page 2]

- 13A. Note that utility easements are to be dedicated to their specific utilities -Typical.

[Site Plan Page 27]

- 13B. Depict the existing easement, as shown on the ISPs, and indicate that the easements will be vacated once ROW is available-Typical all sheets.

[Site Plan Page 28]

- 13C. List that swales are private- Typical.

- 13D. Fix the overlapping text.

[Site Plan Page 29]

- 13E. See previous comments on existing easements.

[Site Plan Page 33]

- 13F. Label: Private.

**14. PROS** (Curt Bish / 303-739-7131 / [cbish@auroragov.org](mailto:cbish@auroragov.org) / Comments in purple)

[Site Plan Page 2]

- 14A. Add standard PROS note: Parks, recreation improvements, trails, and open space areas provided to satisfy land dedication requirements in accordance with approved development plans or provided by a metropolitan district or other appropriate jurisdiction or owners association in accordance with approved metropolitan district service plans shall be open to the general public.

**15. Forestry** (Rebecca Lamphear / 303-739-7139 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org))

- 15A. There were no Forestry comments on this review.

**16. TAPS (Aurora Water)** (Diana Porter / 303-739-7395 / [dsporter@auroragov.org](mailto:dsporter@auroragov.org))

- 16A. Storm Drainage Development Fees:  $86.93 \times \$1,242.00 = \$107,974.51$ .

**17. Land Development Review** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

- 17A. Please adhere to the Advisory Comments shown on the plat.
- 17B. See other comments on the plat and site plan.
- 17C. Change the description to include the northern portion of the plat.





- 17D. Fill in all the blanks as indicated.
- 17E. Correct all the Lot line distances that do not match the total distances.
- 17F. Add all the street names as indicated.
- 17G. Show all the easements existing and proposed on the plat and site plan.
- 17H. Some numbers are missing.

**18. Xcel Energy** (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

- 18A. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plan for **Prairie Point Site Plan No. 3 (Kings Point North)**. The property owner/developer/contractor must complete the application process for any new natural gas service via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.
- 18B. For additional easements that may need to be acquired by separate document for new facilities, the Designer must contact a Right-of-Way and Permits Agent.

**19. Mile High Flood District** (Laura Hinds / 303-455-6277 / [submittals@udfcd.org](mailto:submittals@udfcd.org))

- 19A. We have no objection at this time and look forward to reviewing future submittals.

**20. Arapahoe County Planning Division** (Terri Maulik / 720-874-6650 / [planning@arapahoegov.com](mailto:planning@arapahoegov.com))

- 20A. Thank you for the opportunity to review and comment on this project. The Arapahoe County Planning Division has no comments; however, other departments and/or divisions may submit comments.

**21. E-470 Public Highway Authority** (Brandi Kemper / 303-537-3727 / [bkemper@e-470.com](mailto:bkemper@e-470.com))

- 21A. Occupying space for utility work, access, and any construction within the E-470 ROW and MUE (multi-use easement) is subject to and will be in compliance with the E-470 Public Highway Authority Permit Manual, April 2008, as may be amended from time to time (the "Permit Manual") and will require an E-470 Construction or Access Permit. The administration fee is \$750.00 and \$75,000 per acre for construction.
- 21B. A permit will be required from E-470 for any encroachment or disturbance to E-470 ROW or MUE prior to construction.
- 21C. Here is a link to our permit: <https://www.e-470.com/Pages/WorkingWithUs/Permits.aspx>
- 21D. Clearly identify the E-470 ROW and MUE on all applicable drawings.
- 21E. The plat should reference both the ROW and MUE, it's unclear if the Prairie Point ROW lies entirely outside the MUE.
- 21F. E-470 discourages residential uses adjacent to the roadway.
- 21G. E-470 is not responsible for noise mitigation.
- 21H. E-470 will be widened to 4 lanes in each direction in the future.
- 21I. No structures are allowed in the MUE.  
Developed flows from the site will need to be treated and discharged at or below historic rates.
- 21J. An entity will need to take responsibility for the ongoing maintenance of proposed improvements within the ROW and MUE.
- 21K. Survey monuments along and within the E-470 ROW/MUE which are disturbed shall be reset and conform to the E-470 coordinate system.  
Revegetation of disturbed areas within the E-470 property will need to meet E-470 seed mix specifications.
- 21L. Landscaping is only allowed in the outer 25' of the MUE.
- 21M. Any fencing disturbed will need to be reset to meet E-470 specifications.
- 21N. A comment/response document would be helpful to track the revisions to each submittal.
- 21O. Additional comments will be issued as the design progresses.

**22. Cherry Creek Schools** (Matt Schaefer / 720-554-5053 / [mschaefer2@cherrycreekschools.org](mailto:mschaefer2@cherrycreekschools.org))

- 22A. Cherry Creek Schools will serve the students residing in Prairie Point Site Plan No 3 at Creekside Elementary, Liberty Middle and Cherry Creek High. All boundaries are subject to change when necessary to promote the efficient utilization of school facilities.



22B. Student Yield:

Prairie Point Site Plan No 3 with 235 single-family detached units is expected to result in a growth in enrollment of approximately 76 elementary, 43 middle and 50 high school students by project build out.

22C. See school capacities compared to projections table in the letter.

22D. The Castle Rock Development Company previously met the requirements for land dedication or cash-in-lieu of land dedication for the Prairie Point development via dedication of the school site for Liberty Middle School. No further school land dedication or cash-in-lieu of land is required for this development. If zoning or platting were to be adjusted to significantly increase the number of proposed dwelling units then an additional dedication may be requested.



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571. 3284  
donna.l.george@xcelenergy.com

July 7, 2023

City of Aurora Planning and Development Services  
15151 E. Alameda Parkway, 2<sup>nd</sup> Floor  
Aurora, CO 80012

Attn: Erik Gates

**Re: Prairie Point Site Plan No. 3 (Kings Point North), Case # DA-1609-26**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plan for **Prairie Point Site Plan No. 3 (Kings Point North)**. The property owner/developer/contractor must complete the application process for any new natural gas service via [xcelenergy.com/InstallAndConnect](https://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

For additional easements that may need to be acquired by separate document for new facilities, the Designer must contact a Right-of-Way and Permits Agent.

There was no plat to review; therefore, PSCo requests a second review.

Donna George  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com



**Matt Schaefer, MPA, GISP**  
Director, Planning, Enrollment and Charter Schools  
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July 6, 2023

Erik Gates  
Planning Department Case Manager  
City of Aurora - Planning & Development Services  
15151 E. Alameda Parkway  
Aurora, CO 80012

**Subject: DA-1609-26, Prairie Point Site Plan No 3 (Kings Point North) – Site Plan and Plat**

Dear Mr. Gates,

Thank you for submitting the Prairie Point Site Plan No 3 (Kings Point North) - Site Plan and Plat development referral to the School District. Cherry Creek Schools will serve the students residing in Prairie Point Site Plan No 3 at Creekside Elementary, Liberty Middle and Cherry Creek High. All boundaries are subject to change when necessary to promote the efficient utilization of school facilities.

The district has reviewed the development proposal in terms of (1) student yield and available school capacity and (2) required land dedications and/or cash-in-lieu contributions.

1. Student Yield and School Capacity

Student Yield:

Prairie Point Site Plan No 3 with 235 single-family detached units is expected to result in a growth in enrollment of approximately 76 elementary, 43 middle and 50 high school students by project build out.

School Capacities Compared to Projections\*:

		Actual Count	Projected Count		
	Capacity	2022/23	2023/24	2024/25	2025/26
Creekside Elementary	671	542	539	524	528
Liberty Middle	1,140	872	815	847	866
Grandview High	2,730	2,768	2,685	2,516	2,349

\*Projections above do not include students from Prairie Point Site Plan No. 3

2. Land dedication for public school sites or cash-in-lieu of land dedication

The Castle Rock Development Company previously met the requirements for land dedication or cash-in-lieu of land dedication for the Prairie Point development via dedication of the school site for Liberty Middle School. No further school land dedication or cash-in-lieu of land is required for this development. If zoning or platting were to be adjusted to significantly increase the number of proposed dwelling units then an additional dedication may be requested.

Thank you for the opportunity to review this proposal. Should you need additional information from Cherry Creek Schools, please feel free to contact me.

Sincerely,

*Matt Schaefer*

Matt Schaefer, MPA, GISP  
Director, Planning, Enrollment and Charter Schools

cc: Scott Smith – Chief Financial & Operations Officer  
David Henderson – Deputy Chief of Operations